

**TOWN OF NORTHFIELD, VERMONT**  
**PLANNING COMMISSION**  
**Minutes of January 6, 2021**  
**Planning Commission Meeting**

In keeping with Governor Phil Scott's COVID-19 "stay at home" directive, the meeting was held remotely.

The meeting was called to order at 7:05 pm by Chair Hill-Eubanks.

**Roll Call:** Present for the meeting were Commissioners Laura Hill-Eubanks, Ruth Ruttenberg, Nancy Peck and Chandra Blackmer. Aaron Rhodes was absent. Also present was Clerk Mitch Osiecki and Carolyn Stevens, representing the Northfield Community Development Network.

**Public Participation:** Guest was welcomed to the meeting.

**Set/Adjust Agenda:** None

**ZA Update:** None

**Zoning Regulation Review:** Discussion of inviting other groups to meet with the Planning Commission. Consensus that the Energy Committee would be first choice, with Conservation Commission also able to provide valuable input.

It might also be worthwhile to reach to various committees about tasks identified in the Town Plan (Goals & Objectives) that various bodies might be able to pursue as part of their regular activities.

Hope to get feedback from the CVRPC about possible zoning regulation updates by the February meeting.

Chandra Blackmer: would prefer to hear guidance from CVRPC before PC dives deeply into regulations.

Mitch: one bit of feedback the zoning office has heard is that the 5-acre minimum lot size is viewed by some as overly restrictive. There seems to be some support for the idea that a 3-acre minimum might make sense for some rural areas.

It's not obvious how to best identify those areas where a 3-acre lot might be appropriate instead of the current 5-acre minimum. It might be useful to look at some other towns for guidance.

Jon might have some thoughts on how to best approach this. This might also be an ideal topic on which to seek advice from an experienced consultant.

Ruth Ruttenberg: Updating zoning regulations can get extremely involved very quickly. Feels the PC should first settle on some clear goals it hopes to address via regulatory updates, then propose to engage a consultant for guidance on how to best achieve the stated goals.

Homework assignment for February: read first two chapters of current zoning regulations.

**Approval of Minutes:** Ruttenberg moved to approve minutes of December 2, 2020; Blackmer seconded. **Motion carried 4-0-0.**

**Next Regular Meeting:** February 3, 2021 at 7:00pm.

**Adjournment:** Peck moved to adjourn; Rhodes seconded. **Motion carried 4-0-0.**

Meeting adjourned at 7:37 pm.